

State of Nevada  
Department of Corrections  
Ely Conservation Camp  
Facility Condition Analysis

# ELY CONSERVATION CAMP

H. C. 10 Box 10813  
Ely, Nevada 89301

**Site Number: 9976**

**STATE OF NEVADA PUBLIC WORKS BOARD  
FACILITY CONDITION ANALYSIS**



Report Printed in February 2008

State of Nevada  
Department of Corrections  
Ely Conservation Camp  
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWB project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

**This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Board to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.**

**Establishing a Facility Condition Needs Index (FCNI) for each building**

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .60 or 60% are recommended to be considered for complete replacement.

**Class Definitions**

**PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)**

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

**PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)**

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

**PRIORITY CLASS 3 - (Four to Ten Years)**

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9976

## Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
1388	ADMINISTRATION / HOUSING / CULINARY HC 10 Box 10813 Ely	13968	1984	9/20/2007	\$133,340	\$2,067,144	\$139,680	\$2,340,164	\$4,190,400	56%
0881	NDF OFFICE HC 10 Box 10813 Ely	1220	1987	9/20/2007	\$61,260	\$51,460	\$31,100	\$143,820	\$305,000	47%
0880	NDF FIRE HOUSE STORAGE HC 10 Box 10813 Ely	660	1987	9/20/2007	\$0	\$8,280	\$6,600	\$14,880	\$132,000	11%
2130	TOOL SHED HC 10 Box 10813 Ely	102		9/20/2007	\$0	\$0	\$1,020	\$1,020	\$10,200	10%
2129	STORAGE SHED HC 10 Box 10813 Ely	80		9/20/2007	\$0	\$0	\$800	\$800	\$8,000	10%
1389	MULTI-PURPOSE / GYMNASIUM HC 10 Box 10813 Ely	6743	1987	9/20/2007	\$54,500	\$73,444	\$33,715	\$161,659	\$1,685,750	10%
2728	SHADE RAMADA HC 10 Box 10813 Ely	352	0	10/2/2007	\$0	\$0	\$704	\$704	\$8,800	8%
2727	PHONE RAMADA HC 10 Box 10813 Ely	352	0	10/2/2007	\$0	\$0	\$704	\$704	\$8,800	8%
2131	WEIGHT ROOM BUILDING HC 10 Box 10813 Ely	590		9/20/2007	\$0	\$0	\$2,950	\$2,950	\$44,250	7%
0882	NDF GARAGE / STORAGE HC 10 Box 10813 Ely	1495	1987	9/20/2007	\$0	\$14,975	\$7,475	\$22,450	\$373,750	6%
9976	ECC SITE HC 10 Box 10813 Ely		1984	9/20/2007	\$112,000	\$150,448	\$0	\$262,448		0%
<b>Report Totals.....:</b>		<b>25,562</b>			<b>\$361,100</b>	<b>\$2,365,751</b>	<b>\$224,748</b>	<b>\$2,951,599</b>	<b>\$6,766,950</b>	<b>44%</b>

## SPWB Facility Condition Analysis

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<b>NDF OFFICE</b>	<b>0881</b>
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**ECC SITE**

SPWB Facility Condition Analysis - 9976

Survey Date: 9/20/2007

**ECC SITE  
BUILDING REPORT**

The Ely Conservation Camp is a minimum security prison located about 35 miles south of Ely. This camp contains 10 support buildings and is shared with the Nevada Division of Forestry's conservation camp program. The site utilities include a well and storage tank, electricity, propane and a septic system with leach field. This camp is administered through the warden of Ely State Prison and is in very good condition. There is a paved parking area for staff and visitors that contains an ADA accessible parking area.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$112,000****Currently Critical****Immediate to Two Years****ADA PARKING****Project Index #: 9976ADA1****Construction Cost \$12,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area and passenger loading area are necessary to comply with ADA requirements. This project would provide for a concrete van accessible ADA parking and loading space and walkway to the existing sidewalk. 1,000 square feet of concrete was used for this estimate. Signage and striping is included. IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**INSTALL NEW SEPTIC SYSTEM****Project Index #: 9976PLM1****Construction Cost \$100,000**

The existing septic system backs-up frequently and requires frequent pumping. Visual inspection of the septic tanks and leach field piping at the time of the survey showed that the system was virtually inoperable. This project provides funding for abandonment of the existing system and installation of new septic tanks and leach fields for the facility. The system must comply with local, State and Federal environmental laws.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$150,448****Necessary - Not Yet Critical****Two to Four Years****INSTALL POLE LIGHTING AROUND PARKING LOT****Project Index #: 9976SEC1****Construction Cost \$110,448**

The entrance road and parking area have insufficient lighting. Considering the environment of the site, this area needs to be well lit. This project would provide funding for purchase and installation of twelve 30 foot tall light poles including 30" diameter raised concrete bases, electrical trenching, conduit, wiring and connections to existing utilities.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**PATCH / SLURRY SEAL ASPHALT PAVING****Project Index #: 9976SIT2****Construction Cost \$40,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for patching, minor crack filling and slurry sealing of the paving site wide including loading zones, access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. This project should coincide with the ADA parking project.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$112,000</b>
<b>Priority Class 2:</b>	<b>\$150,448</b>
<b>Priority Class 3:</b>	<b>\$0</b>
<b>Grand Total:</b>	<b>\$262,448</b>

**SHADE RAMADA**

SPWB Facility Condition Analysis - 2728

Survey Date: 10/2/2007

## **SHADE RAMADA BUILDING REPORT**

The Shade Ramada is an open wood framed post and beam structure with a fiberglass corrugated roof located along the north side of the Multi-Purpose building. It is in excellent condition.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$704****Long-Term Needs****Four to Ten Years****Project Index #: 2728EXT1****EXTERIOR FINISHES****Construction Cost \$704**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 352****Year Constructed: 0****Exterior Finish 1: 100 % Post & Beam / Open****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: 0 %****Construction Type: Post and beam construction, corrugated fiberglass roof and open on 4 sides with a concrete slab-on-grade.****IBC Construction Type: V-B****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$2.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$9,000</b>
<b>Priority Class 3:</b>	<b>\$704</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$25</b>
<b>Grand Total:</b>	<b>\$704</b>	<b>FCNI:</b>	<b>8%</b>

**PHONE RAMADA**

SPWB Facility Condition Analysis - 2727

Survey Date: 10/2/2007

## **PHONE RAMADA BUILDING REPORT**

The Phone Ramada is an open wood framed post and beam structure with a fiberglass corrugated roof located along the south side of the housing unit. It provides protection for the bank of pay phones and is in excellent condition.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$704****Long-Term Needs****Four to Ten Years****Project Index #: 2727EXT1****EXTERIOR FINISHES****Construction Cost \$704**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 352****Year Constructed: 0****Exterior Finish 1: 100 % Post & Beam / Open****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: 0 %****Construction Type: Post and beam construction, corrugated fiberglass roof and open on 4 sides with a concrete slab-on-grade.****IBC Construction Type: V-B****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$2.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$9,000</b>
<b>Priority Class 3:</b>	<b>\$704</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$25</b>
<b>Grand Total:</b>	<b>\$704</b>	<b>FCNI:</b>	<b>8%</b>



**WEIGHT ROOM BUILDING**

SPWB Facility Condition Analysis - 2131

Survey Date: 9/20/2007

## **WEIGHT ROOM BUILDING BUILDING REPORT**

The Weight Room is a wood framed structure located inside of the fenced area. It contains weight lifting equipment for the inmates. It is in poor to fair shape.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$2,950****Long-Term Needs****Four to Ten Years****Project Index #: 2131EXT1****EXTERIOR FINISHES****Construction Cost \$2,950**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 590****Year Constructed:****Exterior Finish 1: 80 % Metal Siding****Exterior Finish 2: 20 % Open****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % I-3****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$5.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$44,000</b>
<b>Priority Class 3:</b>	<b>\$2,950</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$75</b>
<b>Grand Total:</b>	<b>\$2,950</b>	<b>FCNI:</b>	<b>7%</b>

**TOOL SHED**

SPWB Facility Condition Analysis - 2130

Survey Date: 9/20/2007

## TOOL SHED BUILDING REPORT

The Tool Shed is a wood framed structure which provides storage for tools that are assigned to the inmates for working in the yard. It is in good shape.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$1,020****Long-Term Needs****Four to Ten Years****Project Index #: 2130EXT1****Construction Cost \$1,020****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 102****Year Constructed:****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$0</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$10.00</b>
<b>Priority Class 2:</b>	<b>\$0</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$10,000</b>
<b>Priority Class 3:</b>	<b>\$1,020</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$100</b>
<b>Grand Total:</b>	<b>\$1,020</b>	<b>FCNI:</b>	<b>10%</b>

**STORAGE SHED**

SPWB Facility Condition Analysis - 2129

Survey Date: 9/20/2007

## **STORAGE SHED BUILDING REPORT**

The Storage Shed is a wood framed structure which provides for general storage of items used by inmates and maintenance staff. It is in good shape.

**PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$800**

**Long-Term Needs****Four to Ten Years**

**Project Index #: 2129EXT1**

**EXTERIOR FINISHES**

**Construction Cost \$800**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

**Gross Area (square feet): 80**

**Year Constructed:**

**Exterior Finish 1: 100 % Painted Wood Siding**

**Exterior Finish 2: %**

**Number of Levels (Floors): 1      Basement? No**

**IBC Occupancy Type 1: 100 % S-1**

**IBC Occupancy Type 2: %**

**Construction Type: Wood Framing**

**IBC Construction Type: V-B**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$8,000
Priority Class 3:	\$800	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$800	FCNI:	10%

**MULTI-PURPOSE / GYMNASIUM**

SPWB Facility Condition Analysis - 1389

Survey Date: 9/20/2007

**MULTI-PURPOSE / GYMNASIUM****BUILDING REPORT**

The Multi-Purpose / Gymnasium is an insulated engineered steel building which contains a large gym area, offices and restrooms on the lower level and offices and storage rooms upstairs. The facility is in fair condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$54,500****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 1389ADA1****Construction Cost \$50,000**

The restroom does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with ICC/ANSI A117.1-1998 Sections 603 - 604 and 2006 ICC Chapter 11. Given the current configuration of the restroom, the work will include the installation of a new toilet, sink, grab bars, faucet, mirror, dispensers, and door hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one Men's restroom facility. The removal and disposal of the old restroom fixtures is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**EXIT SIGN & EGRESS LIGHTING UPGRADE****Project Index #: 1389SFT1****Construction Cost \$1,500**

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. Emergency exit lighting should be installed and/or replaced to provide illumination along the egress route.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**LAUNDRY ROOM REPAIRS****Project Index #: 1389SFT2****Construction Cost \$1,000**

The Laundry Room has a base board heater installed in the wall due to the inadequate heating of the building. When the ceiling mounted heating units are replaced, this base board heater should be removed and the gypsum board repaired. The base board heater poses a fire risk as it is currently installed and is not an acceptable solution to the heating inefficiencies.

**SIGNAGE FOR ADA COMPLIANCE****Project Index #: 1389ADA2****Construction Cost \$2,000**

The building is lacking ADA signage. Americans with Disabilities Act (ADA) regulations pertaining to parking, building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms.

IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$73,444****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 1389INT1****Construction Cost \$33,715**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**LIGHTING UPGRADE****Project Index #: 1389ENR1****Construction Cost \$20,229**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**REBUILD HANDRAILS / GUARDRAILS****Project Index #: 1389SFT3****Construction Cost \$3,500**

The handrails and guardrails at the stairway and storage mezzanine do not meet the building code requirements in their current configuration. This project would provide for the removal of the existing wood framed railing and replacement with new wood framed handrails and guardrail that will meet the 2006 IBC code Chapter 10, Section 1012 and 1013.

**REPLACE CEILING MOUNTED HEATERS****Project Index #: 1389HVA1****Construction Cost \$9,000**

The building is heated by three ceiling mounted gas unit heaters. They are original to the building and are reaching the end of their useful life. This project provides for disposal of the existing units and replacement of the existing units and associated utility connections.

**REPLACE OVERHEAD COILING DOOR****Project Index #: 1389EXT2****Construction Cost \$4,000**

There is a 12'x12' overhead coiling door which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and replacement of the manually operated overhead coiling door.

**REPLACE WATER HEATER****Project Index #: 1389HVA2****Construction Cost \$3,000**

The average life span of a water heater is eight to ten years. The existing 100 gallon propane water heater will be reaching the end of its expected life and should be scheduled for replacement. This project would provide for the removal of the existing water heater and the replacement with a new water heater including required connections to utilities.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$33,715****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 1389EXT1****Construction Cost \$33,715**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

**Gross Area (square feet):** 6,743  
**Year Constructed:** 1987  
**Exterior Finish 1:** 100 % Metal Siding  
**Exterior Finish 2:** %  
**Number of Levels (Floors):** 2 **Basement?** No  
**IBC Occupancy Type 1:** 70 % A-3  
**IBC Occupancy Type 2:** 30 % B  
**Construction Type:** Engineered Steel Building  
**IBC Construction Type:** V-B

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$54,500</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$23.97</b>
<b>Priority Class 2:</b>	<b>\$73,444</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$1,686,000</b>
<b>Priority Class 3:</b>	<b>\$33,715</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$250</b>
<b>Grand Total:</b>	<b>\$161,659</b>	<b>FCNI:</b>	<b>10%</b>

**ADMINISTRATION / HOUSING / CULINARY**

SPWB Facility Condition Analysis - 1388

Survey Date: 9/20/2007

**ADMINISTRATION / HOUSING / CULINARY****BUILDING REPORT**

The Administration / Housing / Culinary is a wood framed structure on a concrete foundation. It contains housing areas, culinary and dining facilities, restrooms and administration offices. This building does not have a fire sprinkler system and is non-ADA complaint. The building is in good shape.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$133,340****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 1388ADA1****Construction Cost \$60,000**

The restroom does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with ICC/ANSI A117.1-1998 Sections 603 - 604, 2006 IBC Chapter 11 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restroom, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers, hardware and an accessible shower stall. Some minor design work will be required and may impact the final cost estimate. This estimate is for one Men's restroom facility. The removal and disposal of the old restroom fixtures is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**GFCI DUPLEX OUTLET REPLACEMENT****Project Index #: 1388SFT4****Construction Cost \$1,500**

There are 6 GFCI outlets in the restrooms which are not GFCI protected outlets. These outlets are near sinks requiring the outlets to be protected. This project would provide for the purchase and installation of 6 new GFCI duplex outlets.

**INSTALL FIRE SUPPRESSION SYSTEM****Project Index #: 1388SFT3****Construction Cost \$69,840**

This building does not have an automatic fire suppression system. Nevada State Fire Marshal NRS 477.915 (c) requires buildings having a floor area exceeding 12,000 s.f. on any floor or 24,000 s.f. on all floors, or which contain a B or R-1 occupancy, be scheduled for installation of an automatic fire suppression system during the next remodeling of, or addition to the building. Backflow prevention is included in this estimate. This building exceeds 12,000 s.f. and is partially classified as a B occupancy.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**SIGNAGE FOR ADA COMPLIANCE****Project Index #: 1388ADA2****Construction Cost \$2,000**

The building is lacking ADA signage. Americans with Disabilities Act (ADA) regulations pertaining to parking, building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restroom.

IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$2,067,144****Necessary - Not Yet Critical****Two to Four Years****BATHROOM EXHAUST FAN REPLACEMENT****Project Index #: 1388HVA1****Construction Cost \$10,000**

The exhaust fans in the showers and restroom areas are inoperative and/ or insufficient, contributing to moisture accumulation and possible mold infiltration. After the moisture issues are mitigated and wall repairs and repainting occur, the exhaust fans should be replaced. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including ducting and connections to utilities. This report recommends the installation of high efficiency exhaust fans with humidity detection and delayed shut-off to exhaust all moisture and prevent future accumulation issues.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**EXTERIOR DOOR REPLACEMENT****Project Index #: 1388SEC1****Construction Cost \$40,000**

The existing exterior commercial grade metal door assemblies appear to be original to the building. They are showing signs of wear and deterioration from constant use and abuse. Due security concerns and the condition of the doors, this project recommends the installation of new metal doors, frames and hardware and includes the disposal of the existing door assemblies.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**HEATING CONTROLS REPLACEMENT AND UPGRADE****Project Index #: 1388HVA3****Construction Cost \$20,000**

The existing heating system controls are malfunctioning or inoperative. This project will provide a new master panel with remote monitoring, pulling new wire, associated controls and thermostats.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**INTERIOR FINISHES****Project Index #: 1388INT1****Construction Cost \$69,840**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**LIGHTING UPGRADE****Project Index #: 1388ENR1****Construction Cost \$41,904**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**NONABSORBANT FINISHES****Project Index #: 1388INT5****Construction Cost \$7,000**

2006 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extend upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. This project recommends the installation of Fiberglass Reinforced Panel (FRP) or an equal material to comply with this code section.



#### **REPAIR JANITORS CLOSET**

**Project Index #: 1388INT2**  
**Construction Cost \$1,400**

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

#### **REPLACE AIR CONDITIONING UNITS**

**Project Index #: 1388HVA2**  
**Construction Cost \$6,000**

The building has four window-mounted air conditioning units. These units have a life span of 10 years under normal operating conditions. From a visual assessment it appears they will be reaching the end of their useful life within a few years. This project provides funding for removal and disposal of the existing units and replacement with new units. This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

#### **REPLACE DOMESTIC WATER PIPING**

**Project Index #: 1388PLM2**  
**Construction Cost \$75,000**

The domestic water piping under the building are original to the building and are beginning to fail. At the time of the survey, staff reported that the lines are continuously developing leaks. The maintenance time and loss of water is enough to warrant an entire replacement of the piping. This project would provide funding for the removal and disposal of the existing domestic water lines and installation domestic water supply piping.

#### **REPLACE EXPANSION TANK BLADDERS**

**Project Index #: 1388HVA4**  
**Construction Cost \$5,000**

At the time of the 2007 survey, the maintenance staff reported that the bladders in the two expansion tanks had failed. It is assumed that the age of the equipment is the cause of the failure. This project provides funding for removal of the existing bladders and installation of two new bladders in the existing expansion tanks.

#### **REPLACE EXTERIOR WINDOWS**

**Project Index #: 1388EXT2**  
**Construction Cost \$52,000**

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 52 units.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

#### **REPLACE KITCHEN EQUIPMENT**

**Project Index #: 1388CUL1**  
**Construction Cost \$50,000**

The kitchen cooking equipment is original to the building and is reaching the end of its lifetime. It is recommended that the equipment be scheduled for replacement in the next two to three years, including ovens, grills and the dishwasher. This project provides for the removal and disposal of the existing equipment and replacement with new equipment. This estimate is a lump sum for budgeting purposes.

#### **REPLACE ROOF**

**Project Index #: 1388EXT3**  
**Construction Cost \$140,000**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. The extreme temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof, and constant exposure to the sun are contributing factors to wear and deterioration. The roof has many patches on it and is a constant maintenance problem. It is recommended that this building be re-roofed in the next two to four years with a 50 year asphalt composition roofing shingle and new underlayments.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**Project Index #: 1388PLM1**

**Construction Cost \$9,000**

### **REPLACE WATER HEATERS**

The average life span of a water heater is eight to ten years. The three existing 100 gallon propane water heaters in the building have reached the end of their expected life and are not energy efficient. This project would provide for the removal and disposal of the old water heaters and installation of three new 100 gallon propane water heaters.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**Project Index #: 1388HVA5**

**Construction Cost \$40,000**

### **REPLACE WATER TREATMENT SYSTEMS**

The existing water softening/ treatment systems in the building are currently operational, but are original to the building and approaching the end of their lifecycles. Failure of the equipment would cause wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the replacement of the existing water softeners/ treatment systems with new equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a \$12,000 fee is suggested.

**Project Index #: 1388INT6**

**Construction Cost \$1,500,000**

### **RESTROOM REMODEL**

The bathroom and shower rooms are in overall poor condition. The countertops in each wing show signs of wear and deterioration. Extensive use, combined with repetitive water being spilled, has caused the laminate top to separate from the wooden underlayment and should be replaced. The tile on the floors and walls of the bathrooms are damaged and worn and should be replaced. This project provides for a complete remodel of the bathrooms and shower rooms. Given the current configuration of the restrooms, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers, hardware and an accessible shower stall. Some minor design work will be required and may impact the final cost estimate. This estimate is for three Men's restroom facilities, one in each residential wing. The removal and disposal of the old restroom fixtures is included in this estimate. This project should be coordinated with the ADA restroom project and water line replacement project. This will also address the issue with the floor not properly sloping to the drains.

This project or a portion thereof was previously recommended in the FCA report dated 12/01/2001. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/05/2007.

### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$139,680**

#### **Long-Term Needs**

#### **Four to Ten Years**

**Project Index #: 1388EXT1**

**Construction Cost \$139,680**

### **EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**BUILDING INFORMATION:**

**Gross Area (square feet): 13,968**  
**Year Constructed: 1984**  
**Exterior Finish 1: 100 % Painted Wood Siding**  
**Exterior Finish 2: %**  
**Number of Levels (Floors): 1      Basement? No**  
**IBC Occupancy Type 1: 80 % I-3**  
**IBC Occupancy Type 2: 20 % B**  
**Construction Type: Wood Framing**  
**IBC Construction Type: V-B**

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$133,340</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$167.54</b>
<b>Priority Class 2:</b>	<b>\$2,067,144</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$4,190,000</b>
<b>Priority Class 3:</b>	<b>\$139,680</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$300</b>
<b>Grand Total:</b>	<b>\$2,340,164</b>	<b>FCNI:</b>	<b>56%</b>

**NDF GARAGE / STORAGE**

SPWB Facility Condition Analysis - 0882

Survey Date: 9/20/2007

**NDF GARAGE / STORAGE  
BUILDING REPORT**

The NDF Garage / Storage is an engineered steel building that is shared with corrections, separated by a demising wall. The insulated structure provides for storage of tools and equipment used by the NDF conservation camp crews. It is in fair condition.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$14,975****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 0882INT1****Construction Cost \$7,475**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**REBUILD HANDRAILS / GUARDRAILS****Project Index #: 0882SFT1****Construction Cost \$4,500**

The handrails and guardrails at the stairway and storage mezzanine do not meet the building code requirements in their current configuration. This project would provide for the removal of the existing wood framed railing and replacement with new wood framed handrails and guardrail that will meet the 2006 IBC code Chapter 10, Section 1012 and 1013.

**REPLACE CEILING MOUNTED HEATER****Project Index #: 0882HVA1****Construction Cost \$3,000**

The building is heated by one ceiling mounted gas heater. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement of the unit and associated connections to utilities.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$7,475****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0882EXT1****Construction Cost \$7,475**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

Gross Area (square feet): 1,495  
Year Constructed: 1987  
Exterior Finish 1: 100 % Metal Siding  
Exterior Finish 2: %  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 100 % S-2  
IBC Occupancy Type 2: %  
Construction Type: Engineered Steel Building  
IBC Construction Type: V-N

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$15.02
Priority Class 2:	\$14,975	Total Facility Replacement Construction Cost:	\$374,000
Priority Class 3:	\$7,475	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$22,450	FCNI:	6%

**NDF OFFICE**

SPWB Facility Condition Analysis - 0881

Survey Date: 9/20/2007

**NDF OFFICE  
BUILDING REPORT**

The NDF Office is an insulated engineered steel building which contains administrative offices for conservation camp operations. It also has a public reception area and a restroom. It is in fair condition.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$61,260****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 0881ADA1****Construction Cost \$45,000**

The restroom does not meet the Americans with Disabilities Act (ADA) regulations. A retrofit is necessary to comply with ICC/ANSI A117.1-1998 Sections 603 - 604, 2006 IBC Chapter 11 and the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Given the current configuration of the restroom, the work will include the installation of a new toilet, sink, grab bars, faucets, mirrors, dispensers and hardware. Some minor design work will be required and may impact the final cost estimate. This estimate is for one Unisex restroom facility. The removal and disposal of the old restroom fixtures is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**EXIT SIGN & EGRESS LIGHTING UPGRADE****Project Index #: 0881SFT2****Construction Cost \$5,000**

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. Emergency exit lighting should be installed and/or replaced to provide illumination along the egress route.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**FIRE ALARM SYSTEM UPGRADE****Project Index #: 0881SFT1****Construction Cost \$3,660**

This building is equipped with an automatic fire detection and alarm system, but the system is antiquated. It is recommended that the fire detection and alarm system be upgraded. When completed, the new system will provide visual, as well as audible notification, in accordance with the 2006 IBC Chapter 9, Section 907.2.1 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**INSTALL FIRE SUPPRESSION SYSTEM****Project Index #: 0881SFT3****Construction Cost \$6,100**

This building does not have an automatic fire suppression system. Nevada State Fire Marshal NRS 477.915 (c) requires buildings having a floor area exceeding 12,000 s.f. on any floor or 24,000 s.f. on all floors, or which contain a B or R-1 occupancy, be scheduled for installation of an automatic fire suppression system during the next remodeling of, or addition to the building. Backflow prevention is included in this estimate. This building is classified as a B occupancy. This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**Project Index #: 0881ADA2**

**Construction Cost \$1,500**

### **SIGNAGE FOR ADA COMPLIANCE**

The building is lacking ADA signage. Americans with Disabilities Act (ADA) regulations pertaining to parking, building access, route of travel and restrooms has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. This project would provide funding for purchase and installation of ADA signage including directional signage from parking to accessible building entrances, route of travel inside the building and restrooms.

IBC - 2006, ICC/ANSI A117.1 - 2003 and Americans with Disabilities Act Accessibility Guidelines (ADAAG) - 2003 were referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

### **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$51,460**

**Necessary - Not Yet Critical**

**Two to Four Years**

**Project Index #: 0881INT1**

**Construction Cost \$6,100**

### **INTERIOR FINISHES**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**Project Index #: 0881ENR1**

**Construction Cost \$3,660**

### **LIGHTING UPGRADE**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**Project Index #: 0881INT2**

**Construction Cost \$30,500**

### **REMODEL INTERIOR**

The interior fixtures and finishes are in general disrepair and the building is due for a complete remodel. This project would provide for removal and replacement of the flooring, doors and frames, cabinetry, trim and baseboards and any other interior finishes and fixtures in need of replacement at the time. This project should be concurrent with all other projects having to do with the interior of the building including the fire safety, lighting upgrade and ADA projects.

**Project Index #: 0881HVA1**

**Construction Cost \$10,000**

### **REPLACE HVAC EQUIPMENT**

Several heating and cooling units throughout the building are original and have reached the end of their expected life. This project would provide for replacement of the window mounted evaporative cooler and two electric baseboard heaters and includes removal and disposal of the existing units and all required connections to utilities.

**Project Index #: 0881PLM2**

**Construction Cost \$1,200**

### **REPLACE WATER HEATER**

The average life span of a water heater is eight to ten years. The existing 30 gallon propane water heater in the building has reached the end of its expected life and is not energy efficient. This project would provide for the removal and disposal of the old water heater and installation of a new 30 gallon propane water heater.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$31,100****Long-Term Needs****Four to Ten Years****Project Index #: 0881PLM1****Construction Cost \$25,000****4" BACKFLOW, SHUTOFF, VAULT, AND POWER**

State Health law now mandates backflow prevention devices be installed on all domestic, fire protection and irrigation systems to prevent contamination. This project makes allowance for installing a 4" reduced pressure backflow prevention assembly, required fittings, an above ground vault, and allowance for 200 feet of 1" conduit to provide power for the required heat source inside the vault.

This project or a portion thereof was previously recommended in the FCA report dated 08/21/2000. It has been amended accordingly to reflect conditions observed during the most recent survey date of 09/20/2007.

**Project Index #: 0881EXT1****Construction Cost \$6,100****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:****Gross Area (square feet): 1,220****Year Constructed: 1987****Exterior Finish 1: 100 % Metal Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: %****Construction Type: Engineered Metal Building****IBC Construction Type: V-N****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$61,260</b>	<b>Project Construction Cost per Square Foot:</b>	<b>\$117.89</b>
<b>Priority Class 2:</b>	<b>\$51,460</b>	<b>Total Facility Replacement Construction Cost:</b>	<b>\$305,000</b>
<b>Priority Class 3:</b>	<b>\$31,100</b>	<b>Facility Replacement Cost per Square Foot:</b>	<b>\$250</b>
<b>Grand Total:</b>	<b>\$143,820</b>	<b>FCNI:</b>	<b>47%</b>



**NDF FIRE HOUSE STORAGE**

SPWB Facility Condition Analysis - 0880

Survey Date: 9/20/2007

**NDF FIRE HOUSE STORAGE  
BUILDING REPORT**

The NDF Fire House is a wood framed structure on a concrete foundation. It provides for the storage of tools and equipment for NDF conservation camp activities. The facility is in good shape.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$8,280****Necessary - Not Yet Critical****Two to Four Years****INTERIOR FINISHES****Project Index #: 0880INT1****Construction Cost \$3,300**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next two to three years and every 5 to 7 years thereafter to maintain the integrity of the interior of the building. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**LIGHTING UPGRADE****Project Index #: 0880ENR1****Construction Cost \$1,980**

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

**REPLACE CEILING MOUNTED HEATER****Project Index #: 0880HVA1****Construction Cost \$3,000**

The building is heated by one ceiling mounted gas heater. It is original to the building and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement of the unit and associated utility connections.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$6,600****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0880EXT1****Construction Cost \$6,600**

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 years and is recommended on a cyclical basis based on environmental conditions.

**BUILDING INFORMATION:**

Gross Area (square feet): 660  
Year Constructed: 1987  
Exterior Finish 1: 100 % Painted Wood Siding  
Exterior Finish 2: %  
Number of Levels (Floors): 1 Basement? No  
IBC Occupancy Type 1: 100 % S-2  
IBC Occupancy Type 2: %  
Construction Type: Wood Framing  
IBC Construction Type: V-N

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$22.55
Priority Class 2:	\$8,280	Total Facility Replacement Construction Cost:	\$132,000
Priority Class 3:	\$6,600	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$14,880	FCNI:	11%

**NOTES:**

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

**REPORT DEVELOPMENT:**

State Public Works Board	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Ely Conservation Camp - Site #9976  
Description: ADA accessible parking stall.



Ely Conservation Camp - Site #9976  
Description: Septic tank and leach field area.





Ely Conservation Camp - Site #9976  
Description: Parking area.



Shade Ramada - Building #2728  
Description: Exterior of the building



Phone Ramada - Building #2727  
Description: Exterior of the building.



Weight Room - Building #2131  
Description: Exterior of the building.





Tool Shed - Building #2130  
Description: Exterior of the building.



Storage Shed - Building #2129  
Description: Exterior of the building.



Multi-Purpose / Gymnasium - Building #1389  
Description: Exterior of the building.



Multi-Purpose / Gymnasium - Building #1389  
Description: Water damaged ceiling.



Multi-Purpose / Gymnasium - Building #1389  
Description: Interior stairway.



Administration / Housing / Culinary - Building #1388  
Description: Exterior of the building.





Administration / Housing / Culinary - Building #1388  
Description: Typical roof patch.



Administration / Housing / Culinary - Building #1388  
Description: Hydronic baseboard heating unit.



Administration / Housing / Culinary - Building #1388  
Description: Typical restroom fixtures.



Administration / Housing / Culinary - Building #1388  
Description: Dining room.





Administration / Housing / Culinary - Building #1388  
Description: Exit stairs lacking handrails.



NDF Garage / Storage - Building #0882  
Description: Interior of the building.



NDF Garage / Storage - Building #0882  
Description: Stairs to storage area.



NDF Office - Building #0881  
Description: Exterior of the building.



NDF Office - Building #0881  
Description: Water damaged ceiling.



NDF Office - Building #0881  
Description: Wall mounted heating unit.





NDF Fire House Storage - Building #0880  
Description: Exterior of the building.



NDF Fire House Storage - Building #0880  
Description: Interior of the building.